



## PLANNING COMMISSION MEETING MINUTES

Monday December 20, 2021 at 7:00pm | Borough Council Chambers

**Members Present:** Martin Jolin, Sarah Kipp, and John Rice.

**Staff Members:** Carly Marshall, Planning Director, Adam Boyer, Planning Commission Solicitor, Chad Clabaugh, Borough Engineer

**Members of the Public:** Brandon Guiher, KPI Technology; Melissa Vayda; Bob Sharrah, Sharrah Design Group; Buff Carlson, United Lutheran Seminary

**Convene Meeting:** Planning Commission Vice Chair Martin Jolin called to order the Monday December 20, 2021 meeting of the Gettysburg Borough Planning Commission at 7:00 p.m.

**Review and Approve Agenda:** Ms. Kipp made a motion to accept the Planning Commission agenda as revised, removing the Scott English Zoning Text Amendment application and adding the previously approved United Lutheran Seminary Subdivision Plan. Mr. Rice provided a second, and the motion carried unanimously.

**Review and Approve Minutes:** Ms. Kipp made a motion to accept the November 15, 2021 meeting minutes as presented. Mr. Rice provided a second and the motion carried unanimously.

**Public Comment:** None.

**United Lutheran Seminary Subdivision Plan:** Ms. Marshall presented two previously approved plans from the United Lutheran Seminary for signature and noted that one of the plans has exceeded the 90-day limit from the approval for recording. There was some discussion with Mr. Boyer on what action should be taken, and it was determined that the plans could be signed with the date of 12/20/2021.

**High Street Brews Preliminary/Final Land Development Plan:** Mr. Guiher introduced a revised plan submitted digitally 12/17/2021 for review and a waiver request for SALDO Section 22-1103.4.A.1 "Terminal landscaped islands at both ends of all rows of parking spaces." Mr. Clabaugh commented that the plan will need a HOP from public works and for that they will need the curb detail with inch-and-a-half reveal. The curb needs to be reinforced and they need to provide the square footage of the curb and sidewalk replacement on the plan.

There was some discussion on the terminal island end waiver request, and Ms. Kipp commented that the terminal island end proposed at the end of the parking along the building on the Franklin Street side could be brought over one space and expanded to pie shape to satisfy the terminal island end requirements along the building on both the High Street and Franklin Street sides of the building and provide one additional parking space. The Planning Commission requested the applicant provide a modified design and/or waiver request.

Ms. Kipp made a motion to deny the request for a waiver from SALDO Section 22-1103.4.A.1. Mr. Rice provided a second and the motion carried unanimously.

Ms. Marshall presented County comments on the plan, and Mr. Clabaugh noted that the proposed dumpster location must be indicated on the plan.

Mr. Clabaugh requested direction from Mr. Guiher on next steps for the engineer's review on the newly submitted plan, as another plan revision is anticipated prior to the next Planning Commission meeting. Mr. Guiher requested that CS Davidson wait until the next plan submission to review the revisions.

**Melissa Vayda/United Lutheran Seminary Zoning Text Amendment:**

Ms. Vayda presented an application for a Zoning Text Amendment to add Vacation Rental as a use permitted by-right in the Institutional District, which includes the United Lutheran Seminary, Gettysburg College, and Gettysburg Area School District. She explained that she is pursuing a lease for the Refectory building on the United Lutheran Seminary campus to open a catering business, gift shop, and coffee shop on the first floor. The second floor of that building has a vacant apartment that she would like to convert to a Vacation Rental to host guests of events from her venue, as well as guests and dignitaries visiting the Seminary.

There was some discussion among Planning Commission members regarding the intention of the recently adopted zoning text amendment for lodging uses, with the primary focus being to protect and preserve the local housing stock. There was a general consensus that allowing Vacation Rentals in the Institutional District would have very little impact on the available housing stock since most housing available on the properties in that district is associated with those uses and not available to the public.

Mr. Jolin made a motion to recommend to the Borough Council the acceptance of the application for a Zoning Text Amendment to allow Vacation Rental use in the Institutional District. Ms. Kipp provided a second and the motion carried unanimously.

**Announcements:** Mr. Jolin announced the next Planning Commission Meeting is Tuesday January 18, 2022 in Borough Council Chambers.

**Additional Comments from Planning Commissioners:** None.

**Public Comment:** None.

**Adjournment:** Ms. Kipp made the motion to adjourn at 8:45 p.m., Mr. Rice provided a second, and the motion carried unanimously.